

**MEETING OF THE RHODE ISLAND
REAL ESTATE APPRAISERS BOARD**

DATE: January 8, 2014

TIME: 9:30 a.m.

**PLACE: Department of Business Regulation
69-1 Conference Room
1511 Pontiac Avenue
Cranston, RI 02920**

BOARD MEMBERS PRESENT:

**Jamie Moore – Chairperson, Richard Berlinsky – Vice Chairperson,
Kenneth Cote, Patricia Grogan, Gregory Kwiatkowski, Bernardino
Lancia III, Kenneth Scotti, Peter Scotti.**

OTHERS PRESENT:

**Deanna Daniels – Appraisal Section Licensing Aide, Ellen Balasco –
Deputy Chief of Legal Services, William DeLuca – Real Estate
Administrator.**

The Chairperson called the meeting to order at 9:39 a.m.

The Chairperson asked for a motion to approve the December meeting minutes. Richard Berlinsky made a motion to approve both the executive session and open session minutes for the December meeting. Seconded by Peter Scotti. All members present were in favor.

The following courses/seminars were reviewed:

**MA & RI Chapter of the Appraisal Institute
Economic Outlook and RE Trends 2014**

Kenneth Cote made a motion to approve the course submitted by the MA & RI Chapter of the Appraisal Institute for the one day event. Seconded by Gregory Kwiatkowski. All members present were in favor.

A discussion ensued on a letter the Department received from Alyssa Polofsky for course reconsideration. Deanna Daniels explained to the Board that the recommended Sales Comparison course is no longer offered as a 15 hour course but is now a 30 hour course.

After reviewing the Department's approved education lists, the Chairperson made a motion to allow Ms. Polofsky to take the Appraisal Institute's 15-hour Online Residential Market Analysis and Highest and Best Use in lieu of the Sales Comparison course. Seconded by Peter Scotti. All members present were in favor.

Also discussed was a letter received from a Mr. Stephen Bourque, who was also required to take a 15-hour Sales Comparison course. After a brief discussion, Peter Scotti made a motion to have Mr. Bourque take an in classroom 30-hour Residential Sales Comparison & Income Approach course allowing 15 of those hours to count towards his continuing education credit for renewal. Seconded by Kenneth Cote. All members present were in favor. Ellen Balasco will amend the consent agreements by addendum and send the revisions to the licensees.

An upgrade requested submitted by Gregory Ehlinger was discussed. The Chairperson made a motion to approve Mr. Ehlinger's request to sit for the state licensed residential exam. Seconded by Kenneth Cote. All members present were in favor.

The Chairperson made a motion to convene into executive session at 9:58 a.m. pursuant to RI General Laws, § 42-46-5(a) (4) for investigative proceedings regarding allegations of civil or criminal misconduct. Seconded by Kenneth Cote. All members present were in favor.

The Chairperson made a motion to adjourn from executive session and to reconvene to an open meeting at 10:25 a.m. pursuant to RI General Laws, § 42-46-4. Seconded by Greg Kwiatkowski. All members present were in favor.

The Chairperson made a motion to seal the minutes of the executive session and record the votes taken in executive session pursuant to RI General Laws, § 42-46-4 and § 42-46-5. Seconded by Greg Kwiatkowski. All members present were in favor.

The Chairperson made a motion to record the votes taken in executive session in accordance with RI General Laws, § 42-46-4 as follows. In executive session closed matters, the Board voted to dismiss the matter concerning complaint no. A13-004, Del Nero v. Kidd, and complaint no. A13-005, Cote v. Martino with one recusal made by Kenneth Cote. Seconded by Greg Kwiatkowski. All members present were in favor.

The Chairperson made a motion pursuant to RI General Laws, § 42-46-4 that the Board defers disclosure of all votes in executive session until such time as such disclosure would not jeopardize any strategy, negotiation, or investigation undertaken pursuant to RI General Laws, § 42-46-5(a). Seconded by Greg Kwiatkowski.

Mr. Barry Sullivan, assessor for the City of Providence, joined the public portion of the meeting to discuss obtaining the work experience credits for tax assessors that wish to become certified real estate appraisers. Ellen Balasco informed Mr. Sullivan that the Departments is bound by federal regulation and therefore must

adhere to the standards set forth by the AQB and Title XI of FIRREA. Also, based on RI General Law, 5-20.7-10, which defines experience credit as appraisal work that is supported by adequate written reports and file memoranda, the work performed by an assessor fails to meet the requirement.

There being no further business to discuss, Peter Scotti made a motion to adjourn. Seconded by Richard Berlinsky. All members present were in favor. The meeting was adjourned at 10:55 a.m.

The next scheduled meeting will be held on February 5, 2014 at 9:30 a.m.

Respectfully submitted,

**Deanna Daniels
Licensing Aide**